



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
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Legislative File No: 2022-0200 V2

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573

DATE: April 29, 2022

SUBJECT: Request for conditional use approval to allow modifications to the existing church at 900 W. Hamlin Rd., located east of Livernois Rd.

REQUEST:

Approval of a conditional use to allow for modifications including an addition to the front of the building with a drive-through portico and an elevator, and a parking lot expansion at the Covenant Christian Church, 900 W. Hamlin Rd., zoned R-3 One Family Residential with an MR Mixed Residential overlay.

BACKGROUND:

The applicant has filed for a Conditional Use Permit to allow for modifications to the existing church building and property. Places of worship require conditional use approval in the One Family Residential zoning districts, and to expand such an existing structure and use also requires conditional use approval.

The issuance of the conditional use permit is a discretionary decision by the City Council based on five general criteria contained in Sec. 138-2.302 of the Zoning Ordinance as follows, which are included in the resolution:

- 1) *Will promote the intent and purpose of this chapter.*
- 2) *Will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.*
- 3) *Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.*
- 4) *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.*
- 5) *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

The Planning Commission recommended approval of the conditional use, with several findings and conditions as reflected in the attached resolution, at its April 19, 2022 meeting. The Planning Commission also approved the site plan request at that meeting. There was no public comment

received at the meeting. Please refer to the attached Planning Commission minutes for further details.

RECOMMENDATION:

Finding that the proposed request to allow modifications at the Covenant Christian Church meets the criteria of the Zoning Ordinance, the Planning Commission recommends that City Council approves the conditional use to allow for modifications at Covenant Christian Church, located at 900 W. Hamlin Rd., subject to the findings and conditions noted in the attached resolution.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

Contract Reviewed by City Attorney Yes N/A